

THE BOOK OF



NEW

HOME

DESIGNS

FEATURING 2 AND 3 BEDROOMS



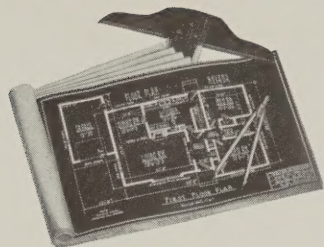
FIRST EDITION

GEIB-JANNI LUMBER COMPANY

*"A Sliver or a Trainload"*

NEW ULM, MINNESOTA

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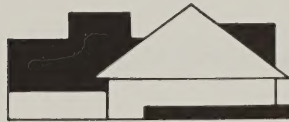
## BLUEPRINTS AND SPECIFICATIONS

Complete working Blueprints and detailed Specifications for each home in this book are available for immediate shipment. Our plans are carefully drawn to eliminate costly extras in home building. Errors can be avoided when you use our plans and layouts which have been used many times in various parts of the country. You get a better home because all of the common structural errors have been removed. All plans conform in general to the requirements of the F.H.A. and include the following drawing for each design: Basement and Foundation Plan, Floor Plans, Four Elevation Drawings, Wall Section and Cupboard Details. Blueprints are sold through Lumber Dealers exclusively and are shipped the same day order is received.

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and specifications from  
your local lumber dealer*

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THE BOOK OF  
**NEW HOME  
DESIGNS**



FEATURING TWO AND THREE BEDROOMS

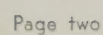
*Convenient  
homes for the  
modest budget*

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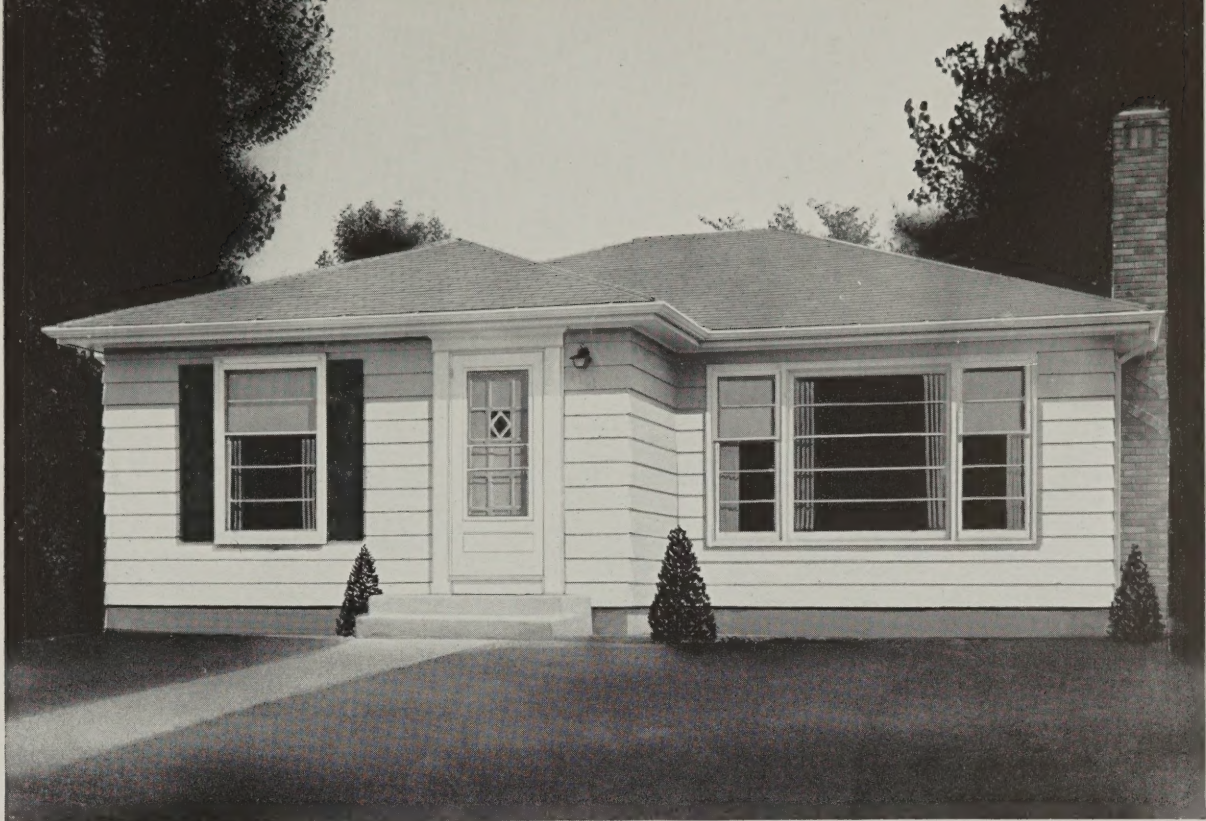
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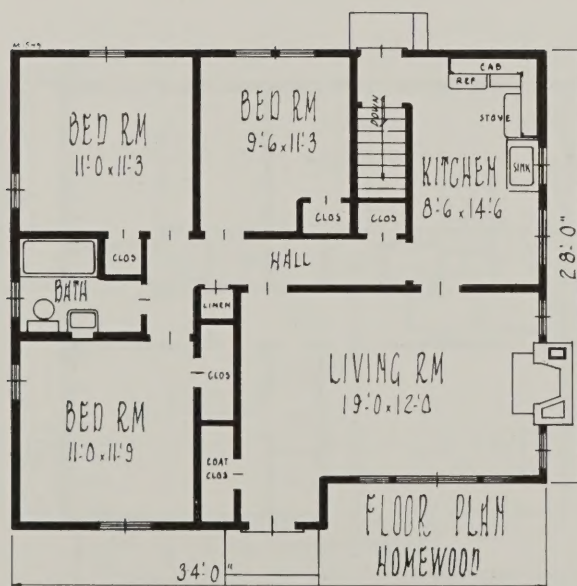


## THE HOMEWOOD

5 ROOMS

1,012 SQUARE FEET

20,200 CUBIC FEET



THIS captivating hip-roofed home of five rooms has been planned with six-room efficiency. A large living room with picture window and fireplace, an extra large kitchen large enough for dining, and the three bedrooms are its special features. Not to be overlooked are the many closets and the central hall that connects with all the rooms.

This is a rare plan—offering so many rooms, and done so gracefully, at much less expense than casually estimated. The informal dining space in the kitchen will save the busy housewife many steps. It is truly a fine home and a worthwhile home investment.

CLASSIFICATION 620-8241





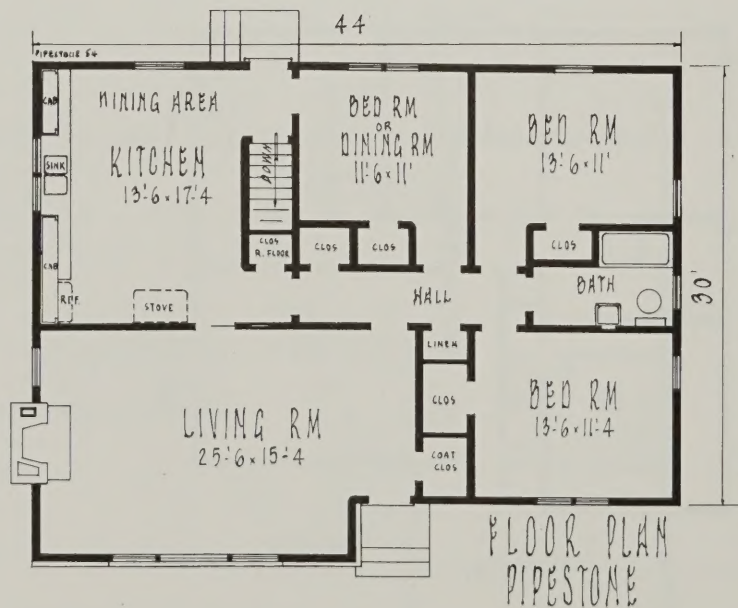
## THE PIPESTONE

5 ROOMS

1,417 SQUARE FEET

29,655 CUBIC FEET

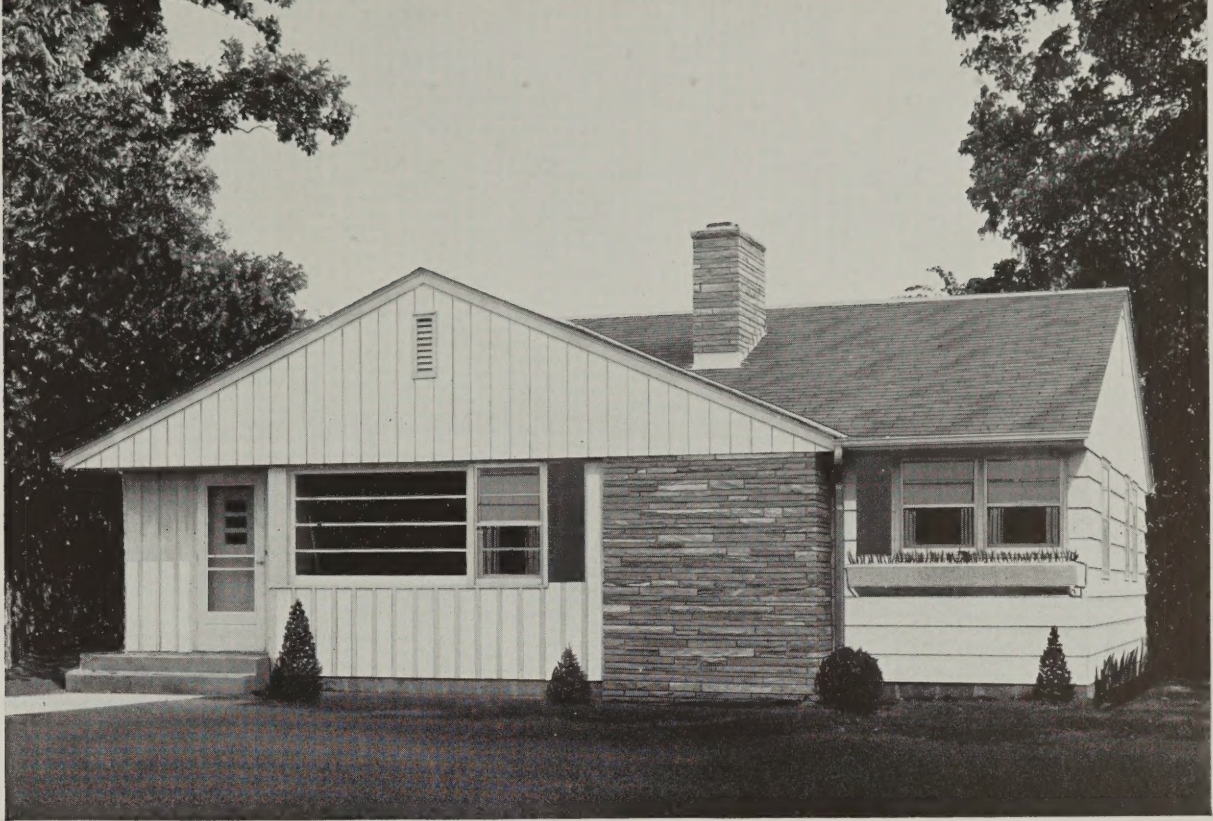
THE exterior of the Pipestone design makes good use of a combination of brick veneer and wide siding to give it style. The efficient room arrangement assures maximum satisfaction to the family that desires beauty and flexibility in a home. The pleasant living room, with its cozy fireplace and modern windows, has abundant wall space for the arrangement of furniture. There is easy access to the large kitchen, with its dining space and convenient cupboard arrangement. The central hall leads to all of the main rooms as well as to the bedrooms, which are all located for maximum privacy.



CLASSIFICATION 627-6841

The Book of



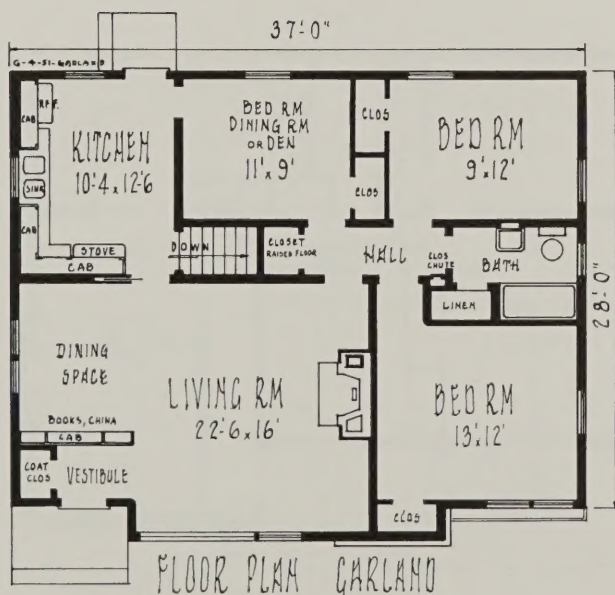


## THE GARLAND

5 AND ONE-HALF ROOMS

1,077 SQUARE FEET

21,540 CUBIC FEET



CAREFUL inspection of the floor layout of the Garland design shows that nothing has been omitted in this attractive well-designed home. This design calls for a full basement and has a practical one floor plan arrangement.

The large combination living room and dining room with its picture window and fireplace, the three bedrooms with ample closet space, and the efficient kitchen are its special features. The third bedroom, if not needed, can be easily converted into a dining room or a most pleasant study room or den.

CLASSIFICATION 623-3661



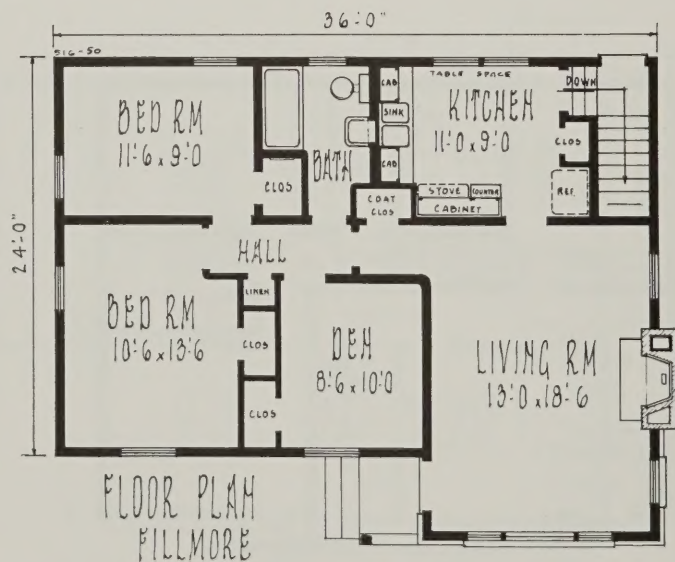


## THE FILLMORE 5 ROOMS

941 SQUARE FEET 18,990 CUBIC FEET

THE Fillmore is a pleasant and homelike bungalow especially designed for the family needing three bedrooms. This plan provides for a full basement and has a practical, one floor, room arrangement.

The hip roof, stone veneer and stone fireplace chimney make an attractive exterior. The sheltered front stoop is a feature that will be appreciated especially in bad weather. This well proportioned home, so economical to build, will be a credit to any community and its owner can well be proud of it.



CLASSIFICATION 621-1791

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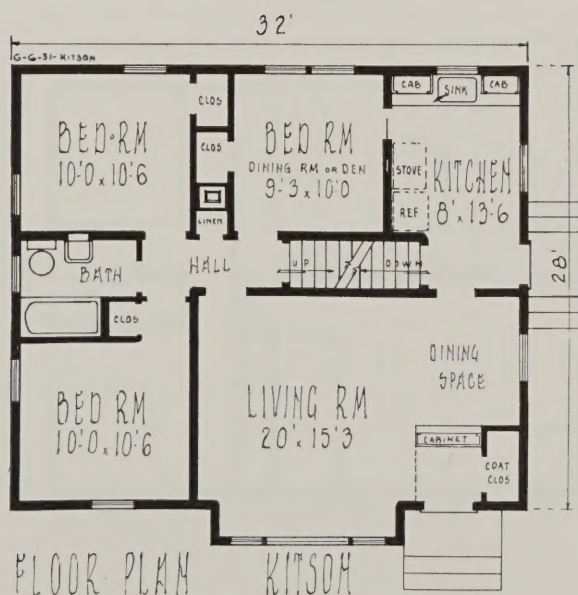


## THE KITSON

5 ROOMS

926 SQUARE FEET

21,110 CUBIC FEET



**H**ERE in the Kitson is an attractive bungalow that surprisingly offers three bedrooms. The living room will never be cold or drafty as the outside door opens into a small hallway so the winter winds cannot enter your parlor. Closet space has not been forgotten and future expansion is possible in the attic. Few plans provide such comfortable rooms at moderate cost. When the third bedroom is not needed, it can be conveniently converted into a dining room or an attractive den.

CLASSIFICATION 620-1691



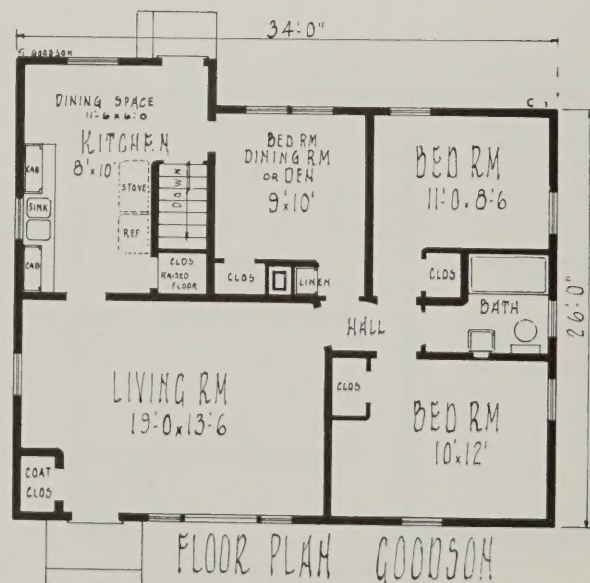


## THE GOODSON

5 AND ONE-HALF ROOMS

923 SQUARE FEET    18,400 CUBIC FEET

THE pleasing exterior of the Goodson design will appeal to all persons of good taste. The large living room, the three bedrooms and the efficient kitchen are its special features. The work area in the compact kitchen is one "well knit" unit and the dining area is handy for eating and serving. Attention is called to the many closets which provide convenient storage space. No detail for comfortable living has been overlooked in the planning of this beautiful home. The owner of a home like this may well feel proud because it is truly an attractive home.



CLASSIFICATION 619-4191

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## THE BEVERLY 5 ROOMS

1,114 SQUARE FEET 20,600 CUBIC FEET



CONTEMPORARY in design, this two bedroom home can be easily converted into a three bedroom home by the use of the middle room at the rear as a bedroom. Other possible uses for this room are as a den or dining room. Note the roomy vestibule with coat closet at the front entrance, and the living room so very generous in size. The unusually attractive kitchen, with corner windows above the sink, has table space for the serving of meals. The central hall is accessible from all parts of the house and there is an abundance of closet storage space so often lacking in many homes. Designed to meet today's living conditions this up-to-date plan combines all the comforts that modern equipment and appliances can furnish.

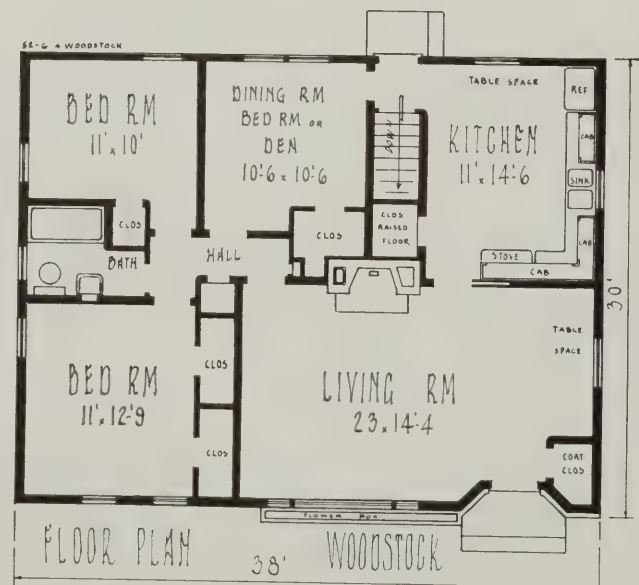
CLASSIFICATION 622-8461



## THE WOODSTOCK . . . 5 AND ONE-HALF ROOMS

1,140 SQUARE FEET    23,900 CUBIC FEET

COMPACTLY planned, the Woodstock is a common-sense house and a good looking one too. The front picture window with the stone-trimmed shingled exterior is especially attractive. It has three bedrooms—logically arranged for utility and solid comfort. Well thought out storage space is provided in every room including two ample closets in the master bedroom. The full basement provides additional storage space as well as the heating plant and laundry. Additional features are the efficient kitchen, the large combination living room with its picture window and fireplace. Every foot of space has been carefully utilized for utmost convenience. The room arrangement of the Woodstock leaves little to be desired.



CLASSIFICATION 623-8251

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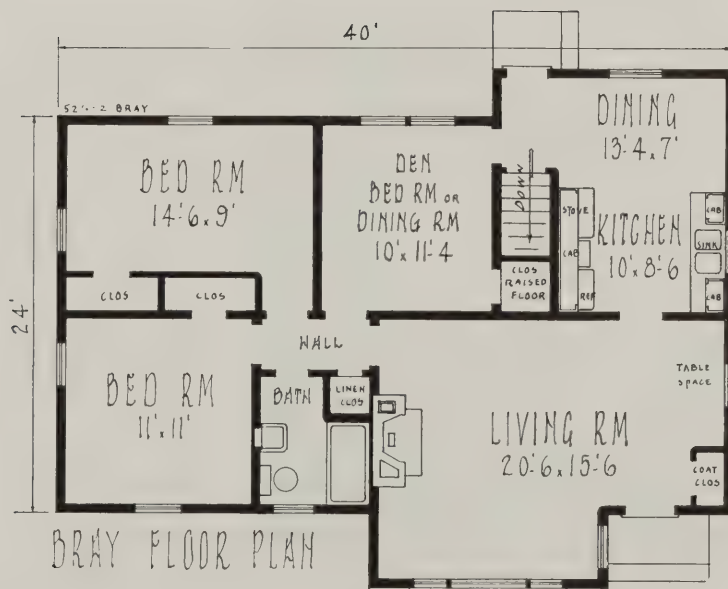


## THE BRAY

5 AND ONE-HALF ROOMS

1,109 SQUARE FEET

22,000 CUBIC FEET



THIS unusually attractive home combines shingles with stone to create a beautiful exterior. A large panorama window in the living room bay makes it a most pleasant room. The over-sized kitchen with its well placed cupboards, has a large dining area that will delight the housewife with its labor-saving features. There is, however, a large table space in the living room that can be used when the occasion requires it or the den may be used as a permanent dining room if only two bedrooms instead of three are needed.

CLASSIFICATION 622-1041



Designed for  
a two bedroom  
family

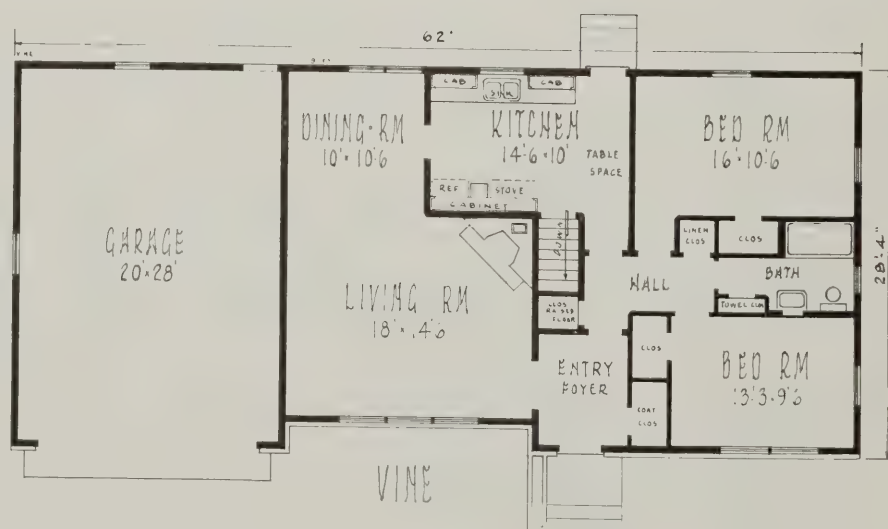
## THE VINE : 5 ROOMS AND GARAGE

1,161 SQUARE FEET — Exclusive of Garage — 23,220 CUBIC FEET

THE Vine is a pleasing home with an attractive exterior of brick and shingles. It offers exceptional living comfort at low cost—a large L-shaped living and dining room with corner fireplace—large, airy windows—many wall spaces for tasteful furniture arrangement—two cross-ventilated bedrooms with extra large closets—an entrance foyer and central hall that leads to all parts of the home.

The kitchen is scientifically designed for every convenience and provides convenient space for a breakfast table.

The oversized attached two-car garage is large enough to provide handy storage for garden and lawn tools. Extremely livable, this home offers everything necessary for a small family and on a modest budget.



Featured is Corner Fireplace and Basement Fireplace

CLASSIFICATION 627-4711

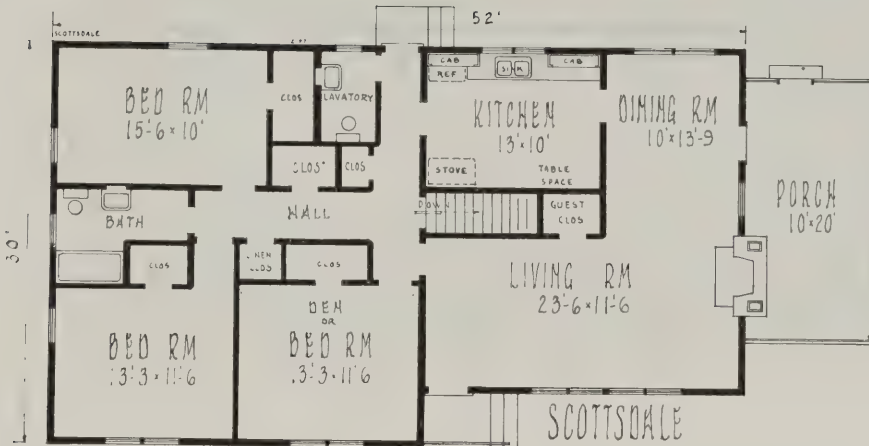
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# THE SCOTTSDALE

6 ROOMS AND PORCH

1,464 SQUARE FEET - Exclusive of Porch - 29,280 CUBIC FEET



Featured is Convenient L-Shaped Living and Dining Room

THE outstanding feature of this beautifully designed home is the two-car garage in the basement. Other important features are the L-shaped living room, the large screened porch, roomy kitchen with table space and the central hall which is accessible from every room in the house. There are three comfortable bedrooms and many convenient closets in this home which is especially well planned for the family of average size. A lavatory and coat closet are conveniently located near the rear entrance. One of the bedrooms can be easily converted into a den or family room whenever it is desired.

There is a basement fireplace for a future recreation room



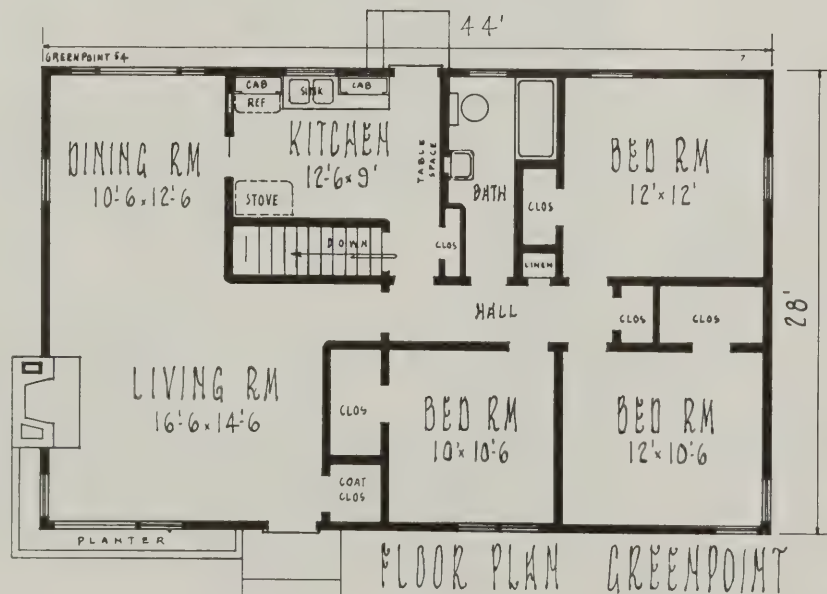
CLASSIFICATION 632-6361



## THE GREENPOINT 6 ROOMS

1,232 SQUARE FEET 25,870 CUBIC FEET

THE Greenpoint is a beautiful three bedroom home of good architectural design. Shingles and siding have been combined with a stone flower box and stone chimney to give it unusual charm. Outstanding features include a large L-shaped living and dining room, three pleasant bedrooms with extra-large closets, a convenient central hall, and an efficiently planned kitchen. This is an excellent home and a good investment for any family.



CLASSIFICATION 625-5481

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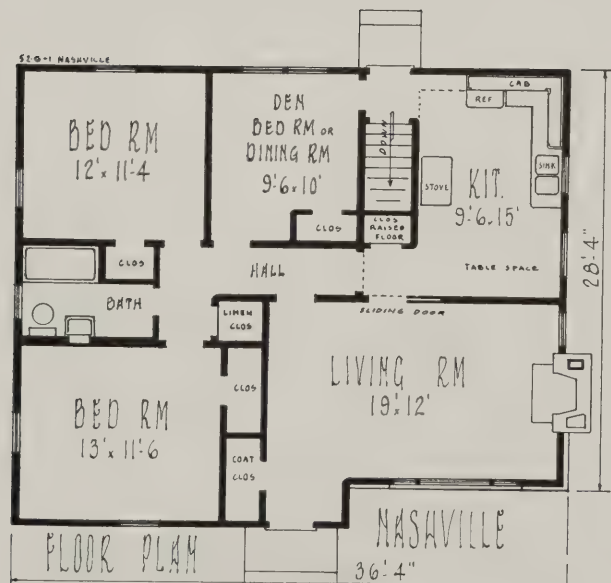


## THE NASHVILLE

5 AND ONE-HALF ROOMS

1,086 SQUARE FEET

21,800 CUBIC FEET



THE plan of this attractive home, the Nashville, with its hip roof, stone and shingle exterior, features excellent room arrangement and will appeal to all persons of good taste. Entrance space with coat closet, living room with fireplace and picture window, three bedrooms and bath are planned for convenience. When the third bedroom is not needed, it can be conveniently converted into a dining room or attractive den. The central hall gives access to all rooms in few steps. To save space the little used dining room is omitted, but there is dining space for ordinary use in the large kitchen. Its compactness economizes space and makes housekeeping relatively easy.

CLASSIFICATION 623-2011

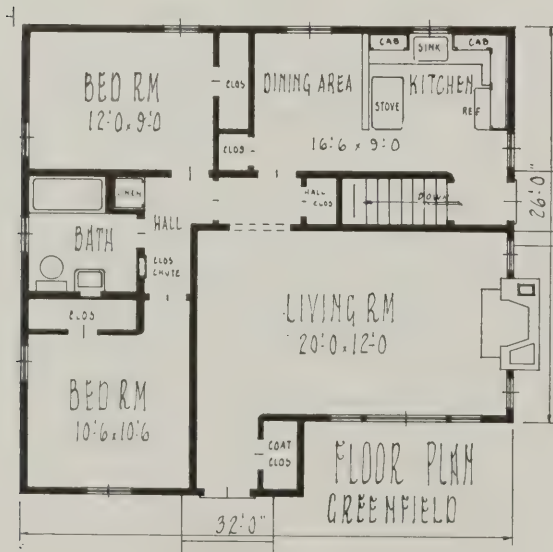


## THE GREENFIELD

4 AND ONE-HALF ROOMS

925 SQUARE FEET 18,400 CUBIC FEET

A BEAUTIFUL picture window that looks in on a nice sized living room, enhances the exterior of this charming hip-roofed bungalow. Special features are the many closets and the combination kitchen and dining room



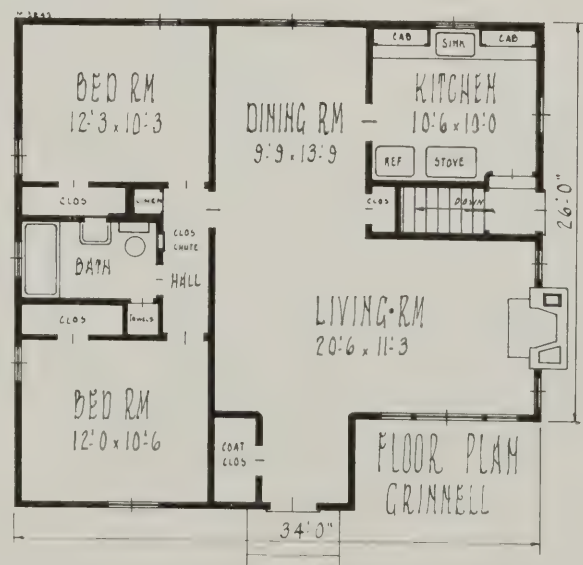
CLASSIFICATION 619-9191

## THE GRINNELL

5 ROOMS

1,010 SQUARE FEET 20,100 CUBIC FEET

THE Grinnell design has a deluxe L-shaped living and dining room of spacious dimensions to give it charm, yet it is a true low-cost home with careful planning throughout.



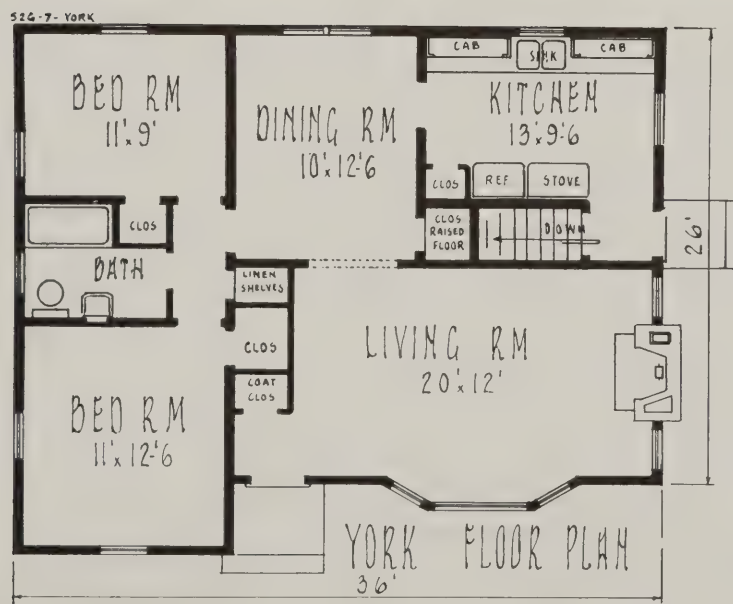
CLASSIFICATION 620-8251





## THE YORK : 5 ROOMS

1,006 SQUARE FEET      20,300 CUBIC FEET



THE five-room York design with its attractive hip roof and shingle exterior presents an outward appearance which will cause many an expression of admiration. With its large living room, this home is made doubly attractive by the well designed bay picture window. The fireplace, flanked by windows offers cozy comfort for fall and winter evenings. The manner in which the living room opens into the dining room gives the effect of roominess. The two bedrooms have privacy and the bedroom hall avoids direct entry from other rooms. The owner of this home can count on years of satisfaction.

CLASSIFICATION 621-1241



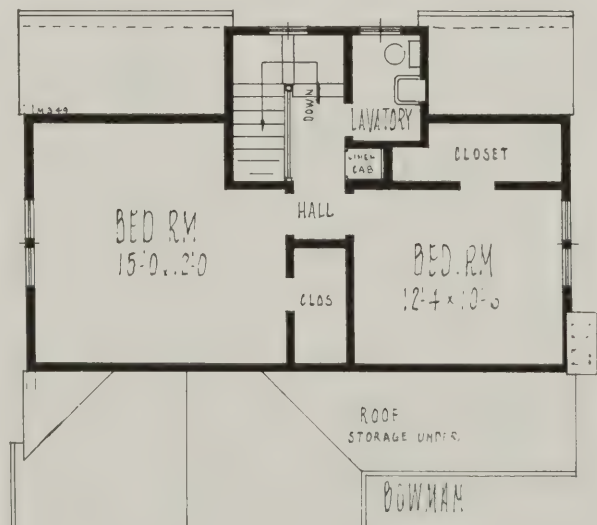
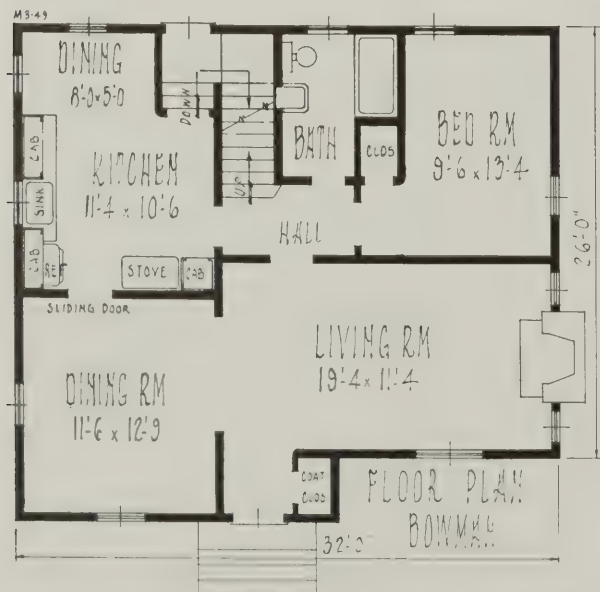
## THE BOWMAN

6 ROOMS

908 SQUARE FEET

19,900 CUBIC FEET

THERE are many unusual features in this inexpensive three bedroom home, with one bedroom downstairs and two bedrooms upstairs. The rooms are generous in size and well proportioned. The kitchen is well planned and provides family dining space. It is accessible to the central hall with its stairway to the second floor, the finishing of which may be deferred to a later day if the family is small.



CLASSIFICATION 627-3581

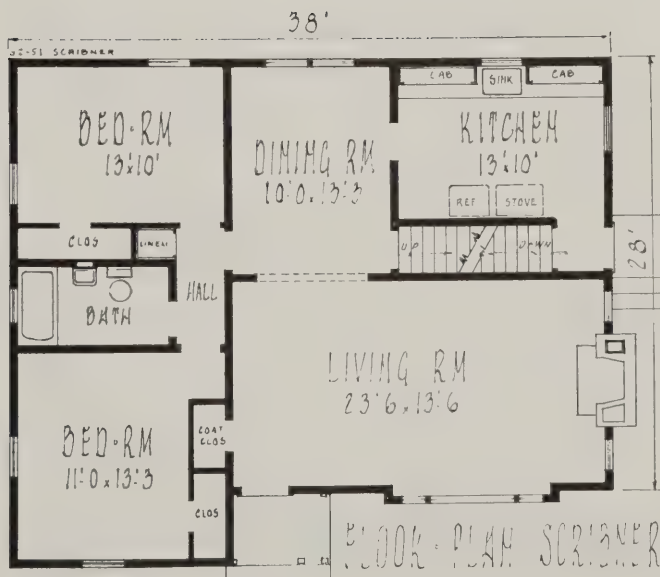
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## THE SCRIBNER 5 ROOMS

1,127 SQUARE FEET 27,200 CUBIC FEET



THE Scribner design, with its attractive exterior, shows what can be done when an inexpensive expandable home is wanted.

The fireplace, flanked by windows, offers cozy comfort for fall and winter evenings. There is lots of elbow room for the small family with two bedrooms and bath off the convenient hall. The large attic offers plenty of storage space and provides space for an additional bedroom when needed. Here is a common-sense home that will be easy to own and easy to live in.

CLASSIFICATION 624-1251

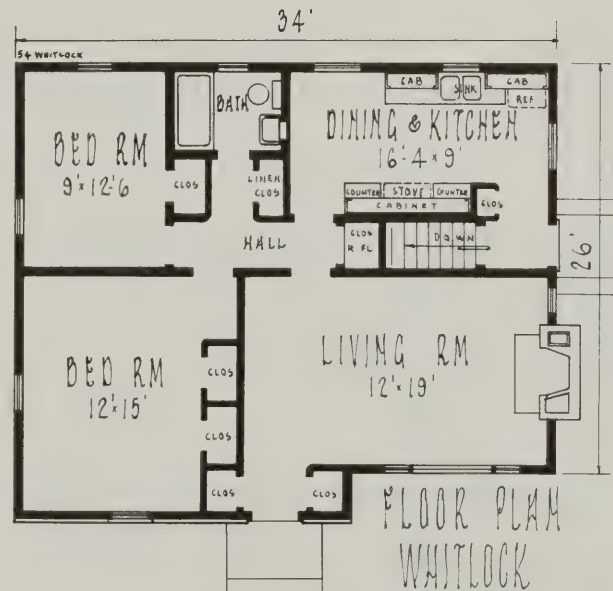


## THE WHITLOCK

4 AND ONE-HALF ROOMS

955 SQUARE FEET    19,030 CUBIC FEET

THE WHITLOCK is a popular two-bedroom design with numerous up-to-date architectural features. Brick veneer and clapboards have been combined to give it a most pleasing exterior. It is not a large home on its foundation and is therefore, inexpensive to build. It is an ideal home for a retired couple or a small family. The large, pleasant living room shows good planning with its handy coat closets, abundant wall space and pleasant windows. The convenient central hall leads to every room in the house—a feature not often found in a home of this size. The kitchen with its dining space, leaves nothing to be desired as to size or general arrangement. This home will make an excellent investment in every way.



CLASSIFICATION 620-7191

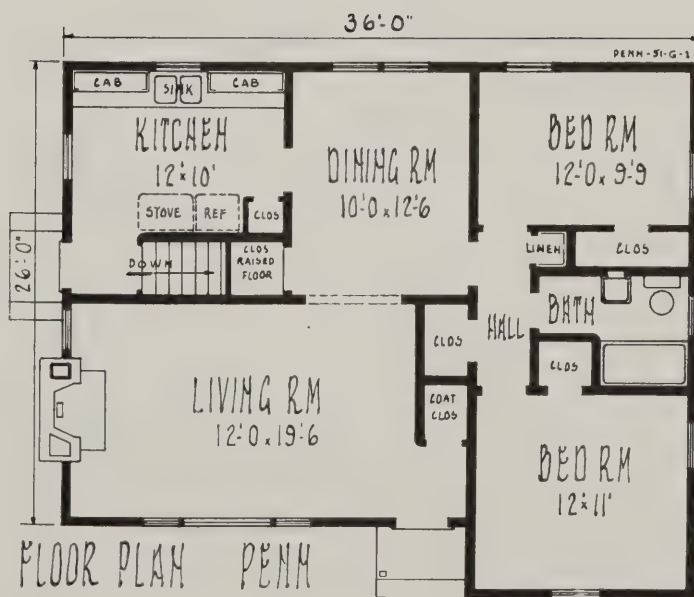
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## THE PENN 5 ROOMS

988 SQUARE FEET 19,700 CUBIC FEET



THIS house proves that a minimum budget doesn't have to mean non-descript appearance and that good basic form is a sound investment. The rooms are well arranged and they are large by the standards of today. The family-size living room with the picture window and open fireplace is especially noteworthy. An arch leads to the dining room. The bedrooms have privacy and the bedroom hall avoids direct entry from other rooms. Storage space is generous. The owner of a home like this may well feel proud because it is truly an attractive home.

CLASSIFICATION 621-1841



## THE HAYWARD

4 AND ONE-HALF ROOMS

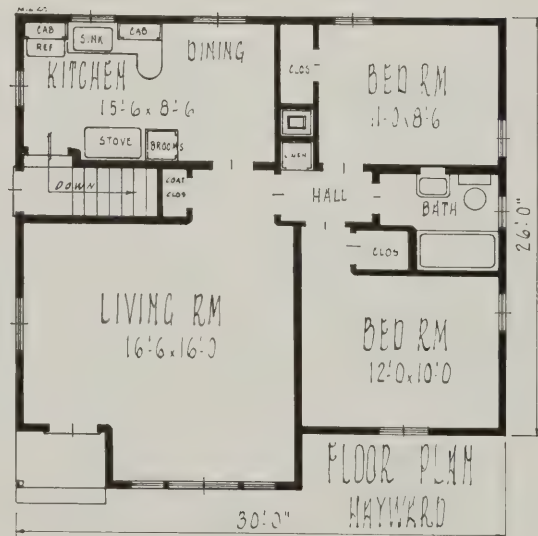
822 SQUARE FEET

16,750 CUBIC FEET

THE Hayward design typifies the modern trend in home building: small of size, utility of space, medium price and pleasing to the eye.

The small hallway that is accessible to all the rooms without going through the living room is an attractive feature. And the picture window that especially dresses up the exterior of this home will make your living room seem more spacious and cheery. You'll also find the sheltered stoop will please your friends who ring your bell in stormy weather.

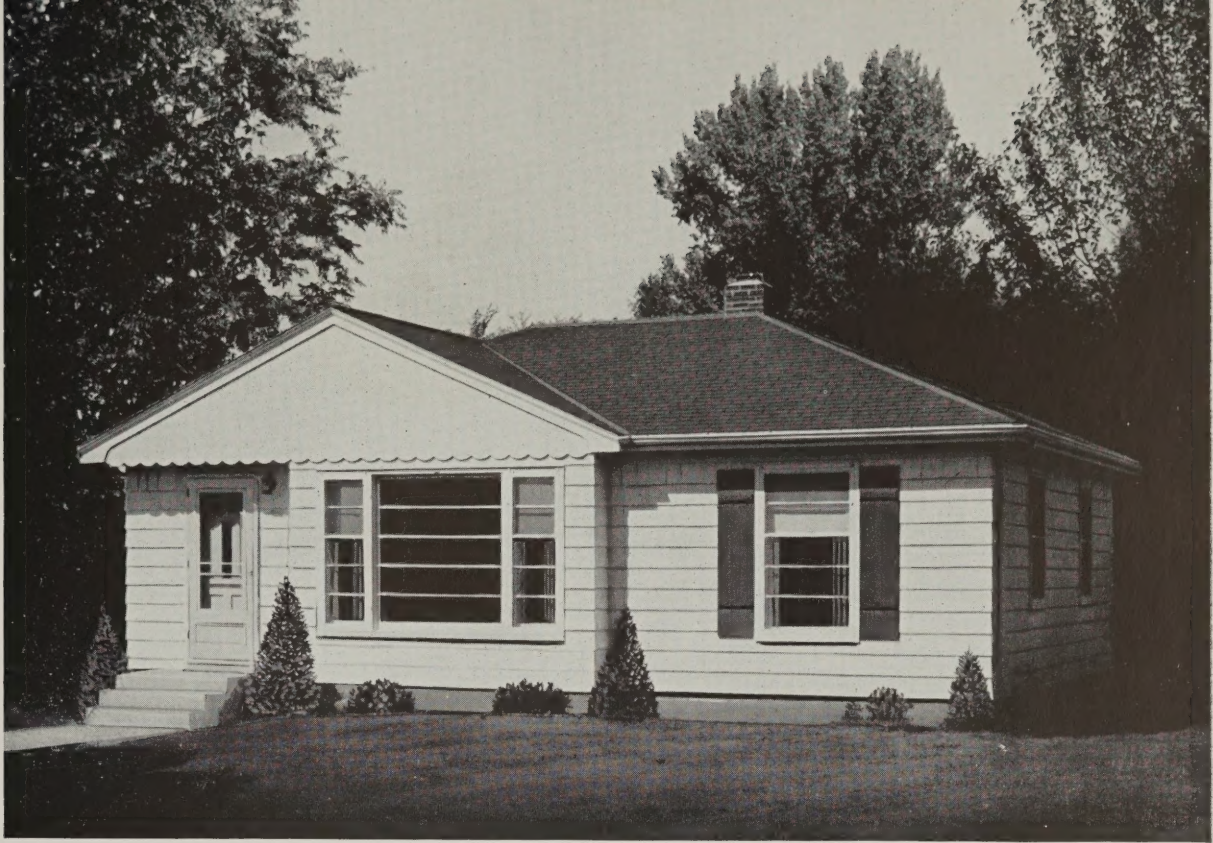
This home will look well on a small lot but will not be lost on a large piece of property. Its very adaptability to any surroundings makes this cozy hip roofed bungalow a good buy.



CLASSIFICATION 617-7341

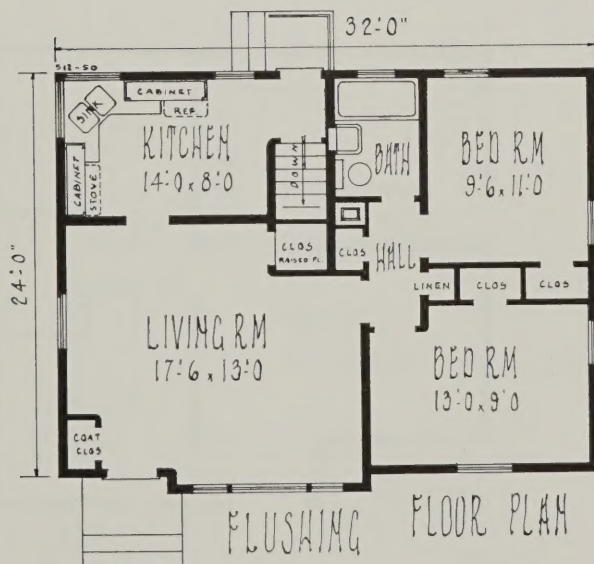
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## THE FLUSHING 4 ROOMS

780 SQUARE FEET 15,500 CUBIC FEET



THE Flushing design is popular because it combines a beautiful exterior and a well-planned interior on a small foundation. The large living room with its picture window and attractive entrance is most inviting and the kitchen with its corner windows and convenient arrangement is distinctly livable and desirable.

The Flushing proves that the small minimum home can be attractive when it is properly designed. It is a good example of fine architecture in a substantial and compact home for the small family with limited income. You will find this home not only economical to build but also easy to finance.

CLASSIFICATION 616-9591



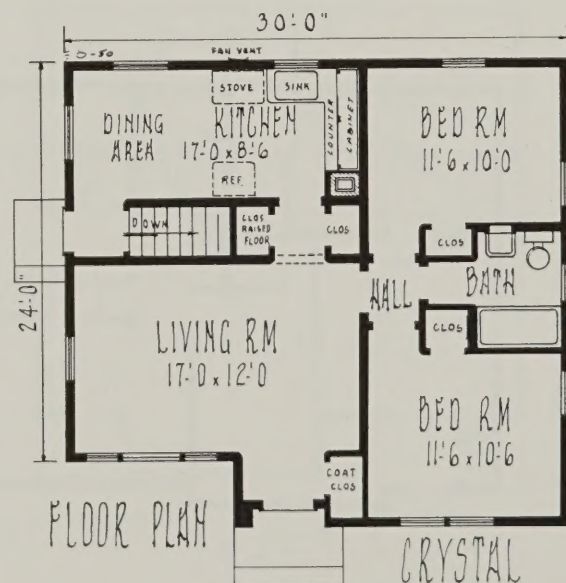


## THE CRYSTAL . . . 4 ROOMS AND DINETTE

800 SQUARE FEET    15,900 CUBIC FEET

**H**ERE is a practical four room and dinette arrangement. Moderate in construction cost it provides the small family with every convenience. There is ample elbow room in this home which contains two bedrooms and a bath off a convenient hall. The large, pleasant picture window gives added charm to the living room which is separated from the kitchen-dining room combination by an attractive arch.

The hip-roof is decidedly popular and will increase the re-salability of your house. In this home you will be keeping your investment at a minimum and still not sacrifice charm and pleasing style.



CLASSIFICATION 616-9791



## WHY HOME OWNERSHIP

Home ownership has always been the best investment for the average family. At the end of a given period of time, it is possible to have a clear title to a home which will always have a market value. Because of the fact that building costs are steadily moving upward, there is no better time to build than the present.

The first step in the ownership of a home, after the lot has been decided upon, is the selection of a good plan. You will find many attractive and economical homes in this book that will fit your needs and requirements. It is important that your home should have (1) beauty of design (2) good room arrangement (3) economy of space and (4) low cost of maintenance.

In conformance with present demands of prospective home builders, as ascertained in national surveys, many of the homes in this book show the modern improvements that are demanded. The fundamentals of good design and planning have not been overlooked.

The amount of money available and construction costs will largely determine the size of the home and the number of new conveniences that may be included in the plan. Information on financing and home build-

ing costs can be secured from us, your lumber dealer. Remember, it is better to pay on a home of your own than to pay rent.

## APPROXIMATE COSTS

The price of a house varies in different parts of the country, depending on local conditions and the kind of materials used. Your Lumber Dealer can give you valuable approximate cost information on all of the home designs shown in this book.

## FINANCING

How should you go about financing your home? In the first place, you should know what price you can afford to pay for a home and how much you can comfortably pay each month in paying for it. The most advantageous plan for home financing provides for monthly payments on principal and interest over a given period of time, from 20 to 30 years. This is a practical, sensible way to pay for a home in easy installments just like rent, and in some cases actually cheaper than rent.

The following charts have been designed to eliminate the necessity of calculations in determining the equal monthly payment necessary to pay off a loan of a given size.

## MORTGAGE PAYMENT TABLES

Showing equal monthly payment of interest and principal required to pay off a loan completely within a given number of years.

4½% INTEREST				5% INTEREST				5½% INTEREST			
Amount of Mortgage	MONTHLY PAYMENTS Including Principal and Interest			Amount of Mortgage	MONTHLY PAYMENTS Including Principal and Interest			Amount of Mortgage	MONTHLY PAYMENTS Including Principal and Interest		
	20 Year Mortgage	25 Year Mortgage	30 Year Mortgage		20 Year Mortgage	25 Year Mortgage	30 Year Mortgage		20 Year Mortgage	25 Year Mortgage	30 Year Mortgage
\$ 5,000	\$31.64	\$27.80	\$25.34	\$ 5,000	\$33.00	\$29.23	\$26.85	\$ 5,000	\$34.40	\$30.71	\$28.39
5,500	34.80	30.58	27.87	5,500	36.30	32.16	29.53	5,500	37.84	33.78	31.23
6,000	37.96	33.35	30.41	6,000	39.60	35.08	32.21	6,000	41.28	36.85	34.07
6,500	41.13	36.13	32.94	6,500	42.90	38.00	34.90	6,500	44.72	39.92	36.91
7,000	44.29	38.91	35.47	7,000	46.20	40.93	37.58	7,000	48.16	42.99	39.75
7,500	47.45	41.69	38.01	7,500	49.50	43.85	40.27	7,500	51.60	46.06	42.59
8,000	50.62	44.47	40.54	8,000	52.80	46.77	42.95	8,000	55.04	49.13	45.43
8,500	53.78	47.25	43.07	8,500	56.10	49.70	45.63	8,500	58.48	52.20	48.27
9,000	56.94	50.03	45.61	9,000	59.40	52.62	48.32	9,000	61.91	55.27	51.11
9,500	60.11	52.81	48.14	9,500	62.70	55.54	51.00	9,500	65.35	58.34	53.94
10,000	63.27	55.59	50.67	10,000	66.00	58.46	53.69	10,000	68.79	61.41	56.78
11,000	69.60	61.15	55.74	11,000	72.60	64.31	59.06	11,000	75.67	67.55	62.46
12,000	75.92	66.70	60.81	12,000	79.20	70.16	64.42	12,000	82.55	73.70	68.14
13,000	82.25	72.26	65.87	13,000	85.80	76.00	69.79	13,000	89.43	79.84	73.82
14,000	88.58	77.82	70.94	14,000	92.40	81.85	75.16	14,000	96.31	85.98	79.50
15,000	94.90	83.38	76.01	15,000	99.00	87.69	80.53	15,000	103.19	92.12	85.17

NOTE: The above payments do not include real estate taxes or fire insurance premiums.

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